



## Fort Saskatchewan Alberta

\$359,900

Welcome Home! Wonderful 3 Bedroom upgraded 1386 sqft Duplex is situated on a unexpectedly large lot in Westpark Fort Saskatchewan. Terrific family home and location. Walking distance to parks and trails leading to the River Valley! Home is move in ready w/ brand new flooring throughout 2026 & recently painted along with updated lighting. Entrance way leads to main floor renovated half bathroom & access to attached garage. Brand new Vinyl plank flooring throughout main floor. Open concept living room, kitchen, and dining area. Living rm has gas fireplace & above niche. Kitchen w/ maple cabinets, island & corner pantry. S/S appliances ~ dishwasher(2025) Ice/water fridge (2023) Bright Dining area leads to back yard w/ deck & fully fence south facing backyard. Top floor w/brand new carpet has 3 bedroom's up, laundry (dryer 2026). Large master bedroom w/ walk through main ensuite bathroom & Walk in closet. Unfinished basement with good sized window's. High Eff. furnace (2024) Great value don't miss this one. (id:6769)

Living room 3.91 m X 6.09 m

Dining room 2.52 m X 3.21 m

Kitchen 2.52 m X 4.26 m

Primary Bedroom 4.37 m X 3.42 m

Bedroom 2 3.24 m X 2.95 m

Bedroom 3 3.07 m X 3.23 m

Laundry room 0.83 m X 1.72 m

Listing Presented By:



Originally Listed by:  
Logic Realty

<http://www.stevemcdonald.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.